

ENGINEERS  
LAND SURVEYORS  
LAND SURVEYORS

**RD**

RD ENGINEERING, INC.  
14603 MAIN STREET - UPPER MARLBORO, MD. 20772  
(301) 985-8600 (301) 985-8600

REVISIONS

NO.	DATE	DESCRIPTION
1	1/10/2013	ISSUED FOR PERMIT
2	1/10/2013	ISSUED FOR PERMIT
3	1/10/2013	ISSUED FOR PERMIT
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100	1/10/2013	ISSUED FOR PERMIT

JOB NO. W-719  
SCALE: 1" = 50'  
DRAWN BY: MATH  
CHECKED BY: JPM  
DATE: JANUARY 3, 2013

**Cadillac Crossing**  
BRANDYWINE (11th) ELECTION DISTRICT  
PRINCE GEORGES COUNTY, MARYLAND

TYPE 2 TREE CONSERVATION PLAN (Feature Capture)

SHEET 1 of 2



# Standard Type 2 Tree Conservation Plan Notes

1. This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing woodlands not in conformance with the plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Developing Tier and is zoned C-M.
7. The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
8. The property is adjacent to US301 (Crown Highway) which is classified as a Freeway roadway.
9. This plan is not grandfathered by CB27-2010, Section 25-119(g).
10. Work on this project will be initiated in several phases. All temporary TFFs required for a given phase shall be installed prior to any disturbance within that phase of work.

## Afforestation and Reforestation Notes

11. All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
12. The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first use permit for the respective phase. Seeding planting is to occur from November through May only. No planting shall be done while the ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
13. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowners, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the county inspector.
14. Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive and non-native vegetation within the reforestation areas is acceptable.
15. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to the clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
16. Afforestation / reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
17. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
18. At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: Contractor name, business name (if different), address, and phone number.
19. Result of annual survival check for each of the required four years after tree planting shall be reported to the M-NCPPC Planning Department.
20. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

## Planting Specification Notes

21. Quantity: (See Plant Schedule)
22. Type: (See Plant Schedule)
23. Plant Quality Standards: The plants selected shall be healthy and sturdy representative of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long, no more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous roots) shall be present.
- a. Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.
- b. Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor.
- c. If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.
24. Plant handling: the quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
25. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soils are moist, but may be planted from March through November. No planting shall be done while the ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.
26. Seeding Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots are spread out naturally; they shall not be twisted, balled up or bent. Moist soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots are just below the ground surface. Air pockets should not be left after closing the hold which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give its approval before planting may begin.

27. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
28. Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides on soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only on sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.
29. Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.
30. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.

31. Planting method: Consult the Planting Detail(s) shown on this plan.
32. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
33. Groundcover Establishment: the remaining disturbed area between seeding planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
34. Mowing: No mowing shall be allowed in any planting area.
35. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75 % of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.
36. Source of Seedlings: state name, address, and phone number of nursery or supplier.

## Natural Regeneration Notes

37. All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary application shall be applied as necessary.
38. Care shall be taken to avoid spraying any hardwood seedlings or saplings.
39. Roto-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
40. Reforestation signs shall be installed every fifty feet or as appropriate and two strand wire fencing shall be installed along the road frontages adjacent to any reforestation areas.
41. Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
42. Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
43. After one and two years all desirable seedlings and saplings shall be counted and flagged with surveyors tags in the late fall.
44. If in two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

## Four-Year Management Plan for Afforestation Areas

Field check the afforestation area according to the following schedule:

Year 1: Site preparation and tree planting

Survival check once annually (September-November) see Note 1

Watering is needed (2 x month)

Control of undesirable vegetation as needed (1 x in June and 1 x in September minimum)

Year 2-3: Reinforcement planting is needed (See Note 2)

Survival check once annually (September-November)

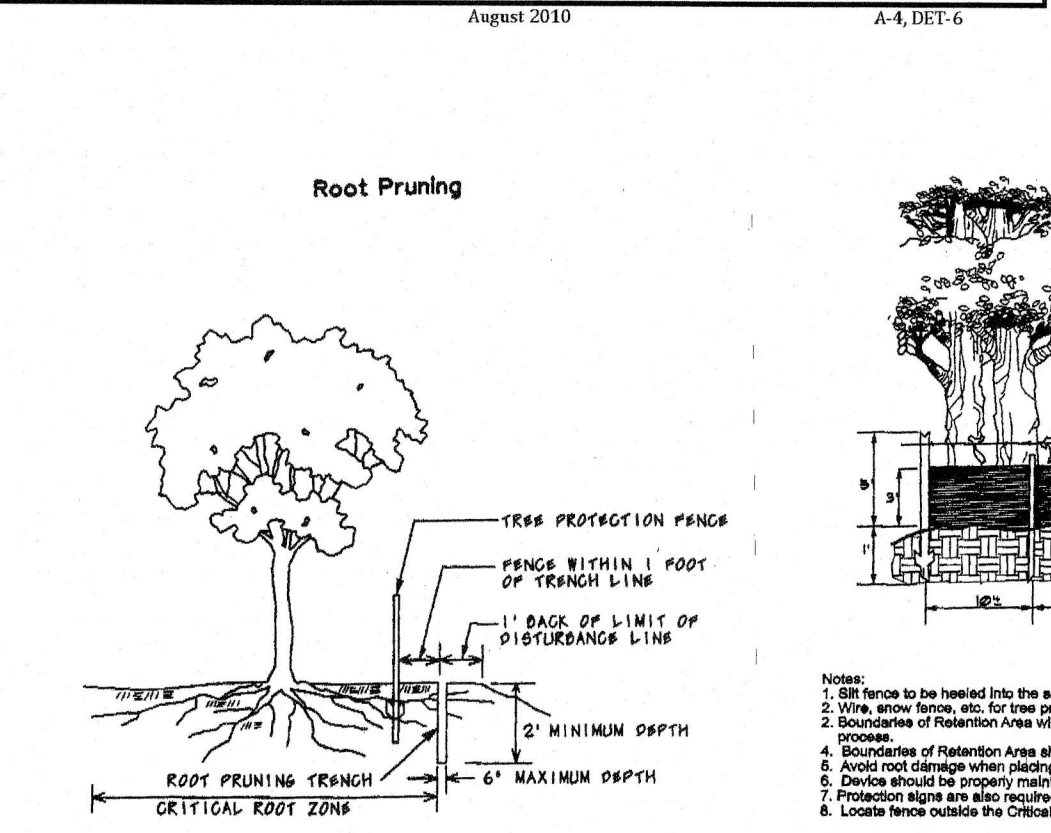
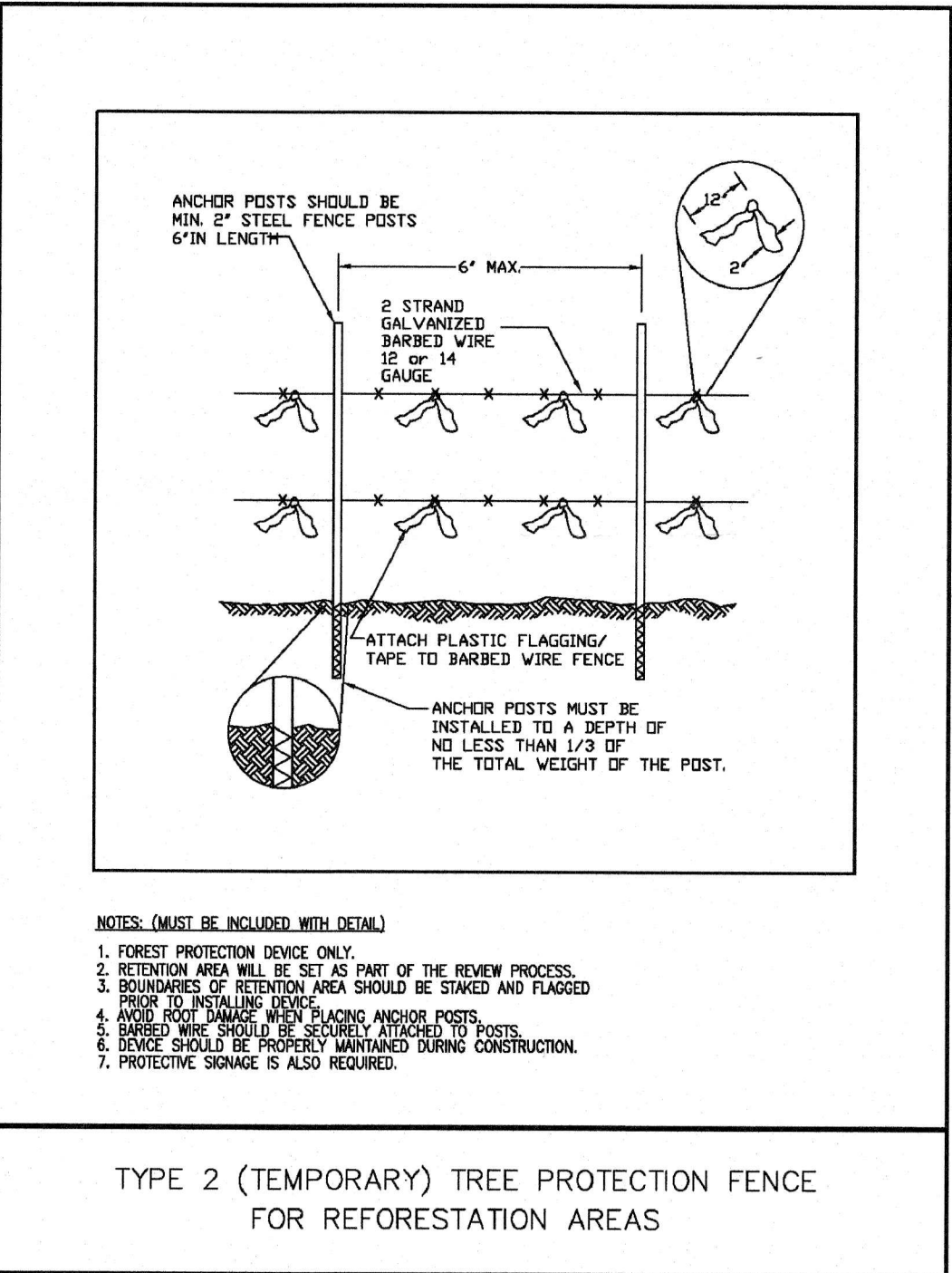
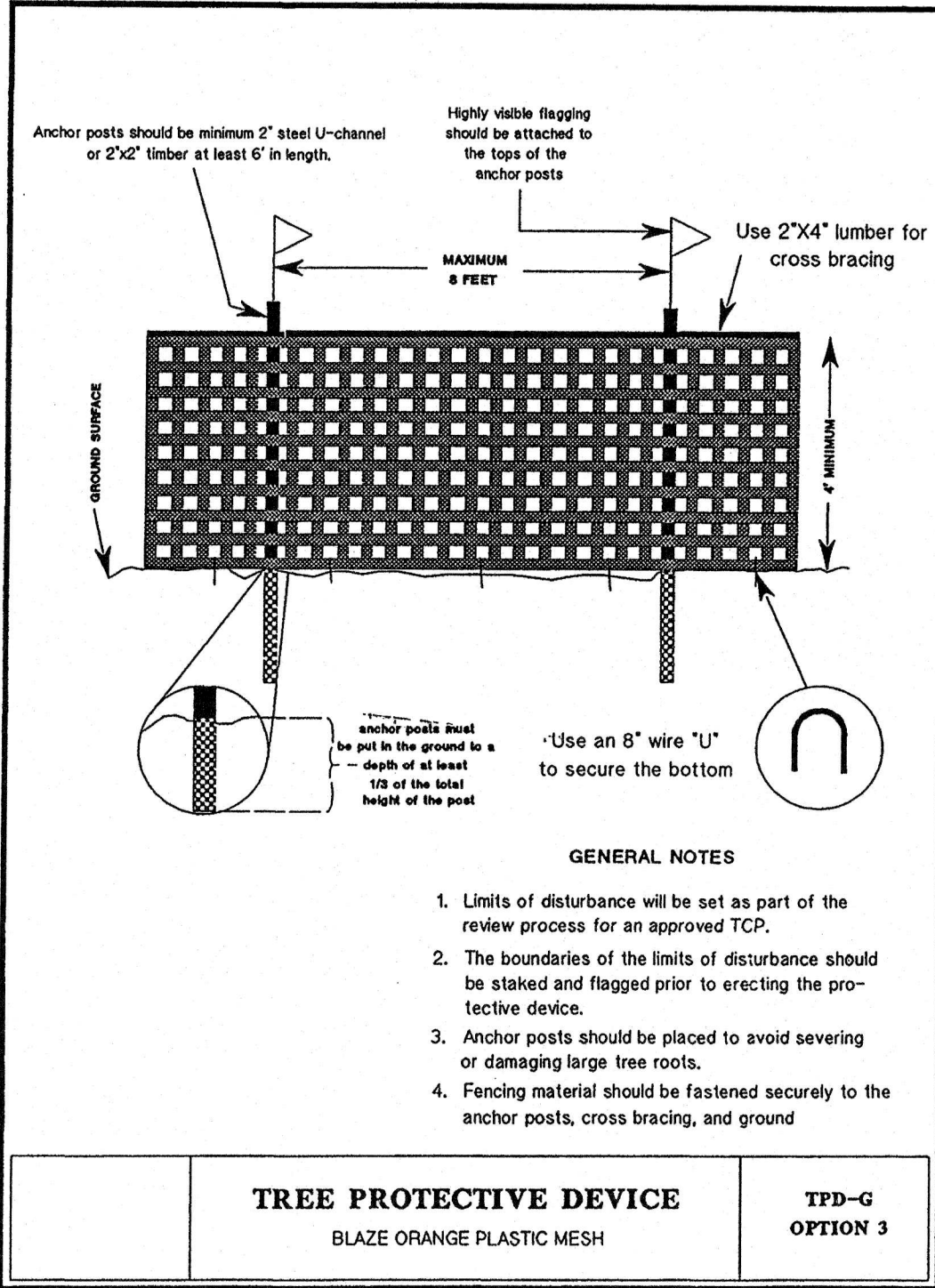
Control of undesirable vegetation if needed (1 x in May and 1 x in August minimum)

Year 4: Reinforcement planting if needed (See Note 2)

Survival check (September - November)

1. Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after inspection. Remove all dead plants.
2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
3. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as needed basis. Special return operations or recommendations will be conducted on an as needed basis.

45. Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of the recordation of the off-site conservation shall be provided to the M-NCPPC, Planning Department prior to the issuance of any permit for the associated plan.
46. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the hazardous tree guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas, the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
47. If a tree or portion thereof are in imminent danger of striking a structure, parking area, or other high use areas and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
48. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
49. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut out to allow contact with the ground, thus encouraging decomposition.
50. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
51. The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.
52. Reforestation fencing and signage shall remain in place in accordance with the approved Type 2 Tree Conservation Plan.
53. Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.
54. Although Virginia Pine is present in the Woodland Preservation Areas (WPA) on Parcel 4 as reflected by this TCP2. Those Virginia Pine will not be retained as a WPA during the development of Parcel 4. Therefore, cutting and/or removal of these trees will be addressed by the TCP2 reflecting the development of Parcel 4.



Source: Adapted from Steve Clark & Associates/AQTC, Inc.

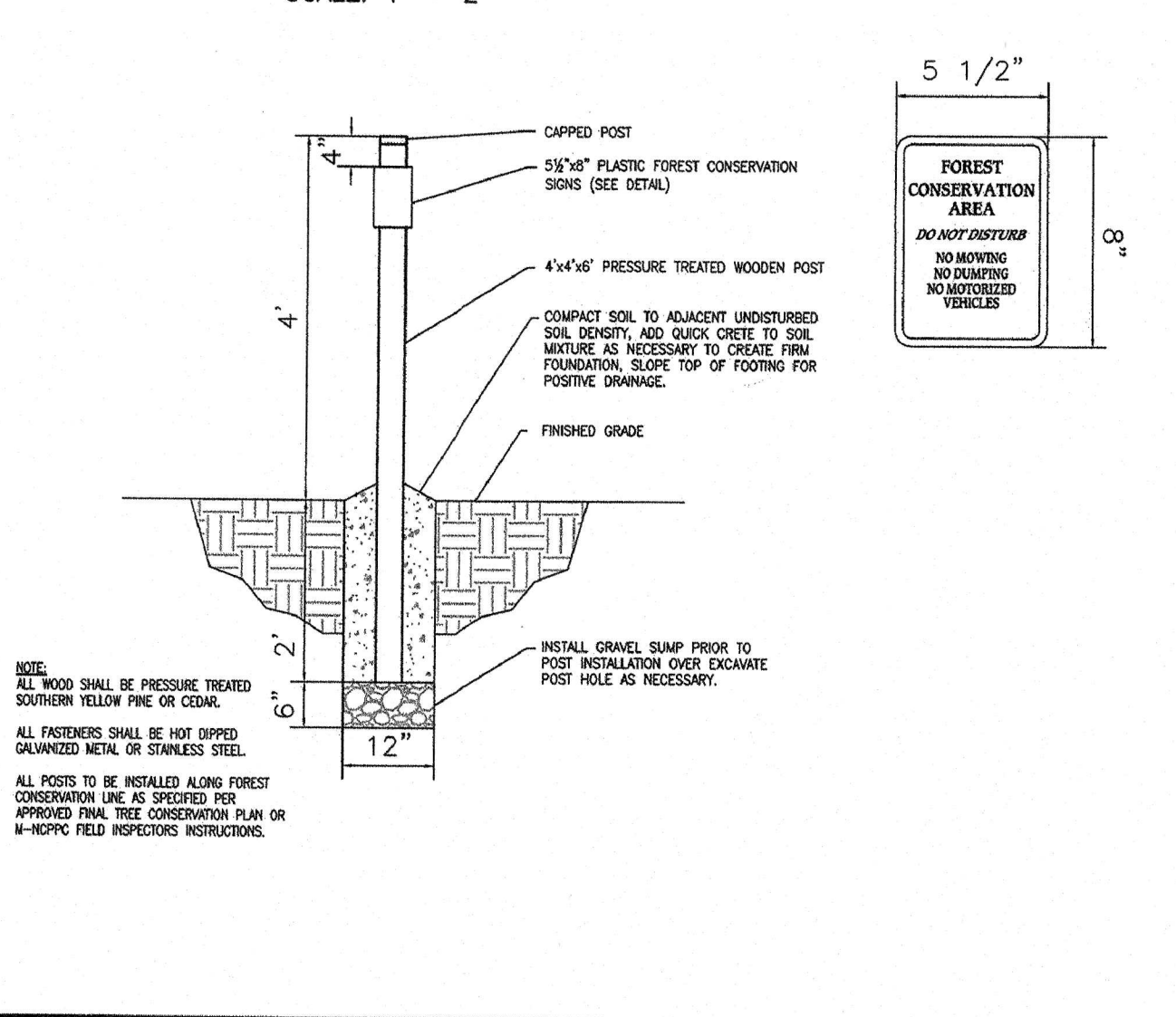
## Silt Fence and Tree Protection

Figure C-5

Source: City of Germantown, MD City Tree Manual and the MD DNR Forest Conservation Manual 1991

## POST-TYPE TREE PROTECTION SIGNAGE

SCALE: 1" = 2'



## Invasive Species Plan

Invasive species (Multiflora Rose, Japanese Honeysuckle and Japanese Silt Grass) account for nearly 60 percent of the herbaceous layer within the limits of the 100-year floodplain woodlands. In addition, the areas identified as Natural Regeneration Areas have significant invasive species (Multiflora Rose, Japanese Honeysuckle, Asian Bittersweet, Japanese Silt Grass and Tartarian Honeysuckle) which account for nearly 40 percent of the herbaceous layer coverage.

The invasive species within the Natural Regeneration Areas should be controlled by weeding/pulling, cutting and spraying or other acceptable methods prior to any support plantings. It will not be possible to determine the exact extent of support plantings that will be necessary until control of the invasive species has been completed.

The Woodland Preservation Areas have some limited invasive species with approximately 5 percent coverage with Japanese Honeysuckle and a few scattered Grape Vines which are native but currently causing damage to some canopy trees. Invasive species control in the Woodland Preservation Areas will be limited to that necessary to avoid damage to the canopy trees. This control should be done in conjunction with that in the Natural Regeneration Areas.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	C-M
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	154-F4
Administrative	WSSC Grid (Sheet 20)	221SE07
Administrative	Planning Area (Plan Area)	85A
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	1402
Administrative	PG Traffic Analysis Zone (TAZ-PG)	

## Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)				
Zone:	C-M			
Gross Tract:	14.62			
Floodplain:	1.01			
Previously Dedicated Land:	0.00			
Net Tract (NTA):	13.56	0.00	0.00	
TCP II or 2 Number:	TCP2-009-13	Revision	1	
Property Description or Subdivision Name:	Cadillac Crossing			
TCP1 Number:	TCP1-004-12			
Is this site subject to the 1989 Ordinance? (Y/N):	N	2010 Ordinance? (Y/N):	Y	Within PFA (Y/N): N
Break-even Point (preservation acres) =	2.41			
Acres of Net Tract clearing permitted w/o reforestation =	1.48			

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)				
Existing Woodland on Net Tract (acres)	0.93			
Existing Woodland in Floodplain (acres)	0.89			
Woodland Conservation Threshold (NTA) =	2.03			
Smaller of 10 or 12	2.03			
Woodland above WCT	1.86			
Plan Number: (This must be completed for each phase)	0	0	0	0
Revision Number	0	0	0	0
Plan Phase or Name:	Parcel 1	R/W & Outlot	Parcel 7	Parcel 8
TCP2 Number for this Phase or Section	009-13	009-13	009-13	009-13
Status	APPROVED	PENDING	FUTURE	
Approval Date	5/21/2013			
Total area in this application (acres)	0.93	1.64	4.00	4.50
Floodplain area in this application (acres)	0.00	0.03	0.50	0.53
Net Tract area in the application (acres)	0.93	1.61	3.50	3.97
Woodland on the Net Tract for this phase (acres)	0.14	0.35	0.11	1.48
Woodland in the Floodplain for this phase	0.00	0.01	0.35	0.53
Woodland cleared in Floodplain for this phase	0.14	0.35	0.00	0.78
Off-site Woodland Clearing (1:1)	0.00	0.00	0.00	0.00
Off-site WCA being provided on this property (preservation)	0.00	0.00	0.00	0.00
Off-site WCA being provided on this property (afforestation)	0.00	0.00	0.00	0.00
Cumulative acres of Net Tract Woodland cleared	0.14	0.49	0.49	1.27
Cumulative acres of Floodplain woodland cleared	0.00	0.00	0.00	0.00
Smaller of 16 or 34	0.14	0.49	0.49	1.27
Woodland Clearing below WCT	0.00	0.00	0.00	0.00
Clearing below WCT (2:1 replacement requirement)	0.00	0.00	0.00	0.00
Replacement for clearing above the WCT (0.25 - 1)	0.00	0.00	0.00	0.00
Replacement for clearing below the WCT (2:1)	0.00	0.00	0.00	0.00
Afforestation Required	0.00	0.00	0.00	0.00
Cumulative Woodland Conservation Required	2.14	2.23	2.23	2.42
Latest phase indicates cumulative requirement through that phase of work				

SECTION III - Meeting the Requirements				
Woodland Preservation			0.11	0.65
Afforestation/Reforestation				
Natural Regeneration			0.33	0.12
Landscape Credits				0.16
Specimen & Historic Tree (CRZ area)				0.00
Specimen & Historic Tree Credit				0.00
Forest Enhancement Credit				0.00
Forest Enhancement Credit (25% of enhancement area)				0.00
Street Tree Credit (Existing or 10-year canopy)				0.00
Area approved for fee-in-lieu				0.00
Off-site Woodland Conservation Credits on another property	0.32	0.70	0.28	0.46
Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00	0.00
Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00
Cumulative Woodland Conservation Provided	0.32	0.32	1.46	3.79

Woodland saved on this phase but not counted	0.00	0.00	0.00	0.01	0.00	0.00	0.01
Existing Net Tract Woodland in later phases	3.75	3.40	3.29	1.81	1.26	0.00	
Requirement Status per Phase							

Prepared by: \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

License Number: \_\_\_\_\_

**Off-site Woodland Conservation Provided is itemized below:**  
6/10/2013 a Transfer Certificate providing for 0.72 acres of WC requirement was recorded at L34823 F652. That 0.72 acres is reflected on this worksheet as including 0.69 acres on Parcel 7 and 0.03 acres on Parcel 1.

A planting schedule for the Natural Regeneration Areas has been included assuming approximately 50 percent of normal density to bring the Natural Regeneration Areas up to standard based on March 2017 field observations.

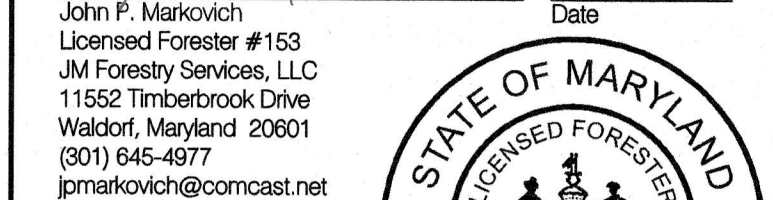
Species	Mean Caliper (inches) <sup>1</sup>	Large Caliper Planting Stock	Reforestation	Percent of			
Botanical Name	Common Name	Mean Height (feet)	Credits per Unit <sup>2</sup>	Stocking			
<i>Quercus coccinea</i>	Scarlet Oak	2.75	6.4	B&B	6	38	20.4%
<i>Tilia americana</i>	American Linden	2.75	6.4	B&B	6	38	20.4%
<i>Platanus acerifolia</i> 'Bloodgood'	Bloodgood London Planetree	2.75	6.4	B&B	6	38	20.4%
<i>Amelanchier canadensis</i>	Servicberry	1.75	4.1	B&B	4	16	8.6%
<i>Cercis canadensis</i>	Redbud	1.75	4.1	B&B	4	16	8.6%
<i>Ilex opaca</i> cultivars	American Holly	2.75	6	B&B	4	26	13.6%
			0.0	B&B	0	0	0.0%
<i>Lindera Benzoin</i>	Spicebush	1.5-2'	1	Shrub	5	5	2.7%
<i>Myrica cerifera</i>	Southern Bayberry	1.5-2'	1	Shrub	5	5	2.7%
<i>Cornus stolonifera</i>	Red-Osier Dogwood	1.5-2'	1	Shrub	5	5	2.7%
			1	Shrub	0	0	0.0%
			1	Seedling	0	0	0.0%
			1	Seedling	0	0	0.0%
			1	Seedling	0	0	0.0%
			0.0	B&B	0	0	0.0%
			189				
			112				
			77				

## QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

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6/8/2017  
Date

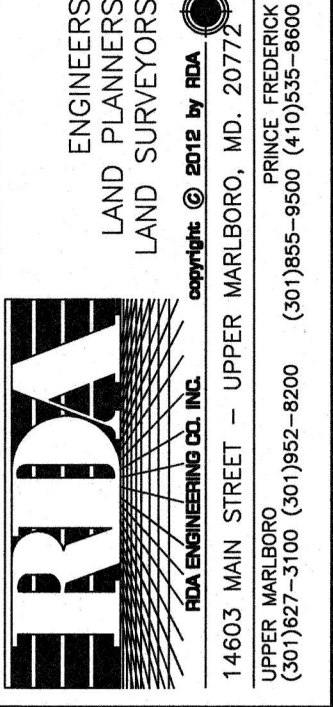


## TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK

Prince George's County Planning Department, M-NCPPC Environmental Planning Section

TYPE 2 TREE CONSERVATION PLAN APPROVAL  
TCP2 - 009 - 2013

Approved by	Date	DRD#	Reason for Revision
01 Chuck Schneider	06/21/2013		Parcel 1, 9, 10, and Outparcel
02 [Signature]	06/21/2013	DSP-16035	Parcel 7
03 [Signature]	06/21/2013		
04 [Signature]	06/21/2013		
05 [Signature]	06/21/2013		



## REVISIONS

No.	Description	Date
1		
2		
3		
4		
5		